MAY 2017



ZONING ANALYSIS - THREE FAMILY RESIDENCE 51 CENTRAL STREET SOMERVILLE, MA 02143

ZONING DISTRICT: RA

| ZONING ITEM | REQUIRED/MAX. | ACTUAL | RELIEF REQUIRED |
|----------------------------------|--------------------------------------|-----------|-----------------------------|
| LOT SIZE | 10,000 SF | 4,671 SF | EXISTING NON- CONFORMING |
| LOT AREA FOR ADDITIONAL UNITS | 2,250 SF PER D.U. (*3) = 6,750 SF | 4,671 SF | EXISTING NON- CONFORMING |
| MAX. COVERAGE | 50% | 49% | NO |
| LANDSCAPED AREA | 25% | 29% | NO |
| MAX. FAR | 0.75 | 1.2 | YES |
| MAX HEIGHT | 35 FEET | 25.5 FEET | NO |
| FRONTAGE | 50 FEET | 43 FEET | EXISTING NON- CONFORMING |
| FRONT YARD MIN. DEPTH | 15 FEET | 6 FEET | EXISTING NON- CONFORMING |
| SIDE YARD MIN. DEPTH | 8 FEET | 2.6 FEET | EXISTING NON- CONFORMING |
| SIDE YARD MIN. DEPTH | 8 FEET | 8.5 FEET | NO |
| REAR YARD MIN. DEPTH | 20 FEET | 60.8 FEET | NO |
| PERVIOUS AREA | 35% | 41% | NO |
| PARKING SPACES | 4 | 2 | EXISTING NON- CONFORMING |

BUILDING ANALYSIS 51 CENTRAL ST, SOMERVILLE - RESIDENTIAL 3-FAMILY RENOVATION

R-2 MULTI-FAMILY RESIDENCE TYPE 5B CONSTRUCTION

EACH DWELLING UNIT IS SEPARATED BY A MINIMUM 1-HOUR RATED ASSEMBLY AND FLOOR.

CODE: MASS. EIGHTH EDITION, 2009 IBC WITH MA. AMENDMENTS

GENERAL NOTES

3 - Family Residential Renovation 51 Central St, Somerville, MA 02143 Property

51 Central Development LLC Owner / Builder: Boston Survey Inc., P.O.Box 290220, Charlestown, MA 02129 Surveyor:

Stefanov Architects, 423 West Broadway, Ste.404, South Boston, MA 02127 Architect:

Governing Code: 780 CMR, Eighth Edition 2009 BC with MA Amendments.

Construction Type: Wood Frame, VB Occupancy Use Group: Three Family - R2

- 1. Bidders shall be a General Contractor licensed to practice in the Commonwealth of Massachusetts. All subcontractors shall be similarly licensed, in their respective trades.
- 2. All work shall conform to state and local codes and the requirements of the local authorities having jurisdiction. 3. The Contractor(s) shall obtain and pay for all fees, taxes, and permits as required by the scope of work outlined in the construction documents.
- 4. General Contractor shall maintain General Liability and Workman's Compensation insurance during performance of the Work; and shall indemnify and hold harmless the Owner and Designer from all claims arising out of performance of same. The Owner shall carry property insurance covering all completed work and stored materials against fire, theft and storm damage and shall have glass breakage insurance for all installed glass units (or self
- 5. All work shall be performed in a workmanlike manner, by qualified mechanics specializing in the trades required. All materials and equipment employed shall comply with and be installed according to manufacturer's recommendations. All work shall be installed plumb, level and true.
- 6. The Contractor shall erect and maintain safeguards for the protection of the general public as required by the course of the work including: danger signs, lights, physical barriers, the covering of open excavations, etc. 7. All modifications requiring additional technical information shall be presented to the Owner and Architect before
- proceeding. 8. All claims for additional costs and Change Orders shall be submitted in a timely fashion, and in writing. The Owner's approval shall be obtained in writing, prior to proceeding with said work.
- 9. The Contractor shall remedy defects in the workmanship for a period of one year from Final Payment; and shall pass through to the Owner(s) all warranties on materials and equipment incorporated in the Work, as issued by their suppliers and manufacturers.
- 10. Complete scope of work shall include but not be limited to: temporary equipment and power, hoisting, scaffolding, toilets, debris removal, etc.
- 11. The Owner shall furnish electricity and water required during the construction period at no cost to the Contractor.
- 12. Parking, material and equipment staging, and access to the site shall be directed per Owner approval only. 13. Contractor shall be responsible for all required demolition and debris removal. Remove and dispose of all debris legally off site. Cutting and patching of mechanical and electrical items shall be performed only by qualified mechanics of each respective trade.
- 14. Each Subcontractor shall be bound by the above conditions, to the General Contractor; and thereby in kind to the Owner.

ABBREVIATIONS

MANUFACTURER

MASONRY OPENING

PRESSURE-PRESERVATIVE

REFLECTED CEILING PLAN

MINIMUM

MAXIMUM

ON CENTER

TREATED

PAINTED

PLYWOOD

ROOF DRAIN

ROUGH OPENING

VAPOR BARRIER

VAPOR PERMEABLE

VERIFY IN THE FIELD

REQUIRED

REQUIRED

STEEL

TOP OF

TYPICAL

VERTICAL

WOOD

WITH

MIN.

MAX.

O.C.

P.T.

MAX.

PWD.

R.D.

REQ.

REQ'D

R.C.P.

R.O.

STL.

T.O.

TYP.

V.B.

V.P.

VIF

WD.

VERT

MANUF

| @ ACT ALUM. BD. BLDG. BLK'G. C.I. CONT. COORD. EXIST. EXP. EXT. FLASH'G. FRP G.C. GALV. GYP. INT. HORIZ. | AT ACOUSTIC CEILING TILE ALUMINUM BOARD BUILDING BLOCKING CAST IRON CEILING CONTINUOUS COORDINATE EXISTING EXPANSION EXTERIOR FLASHING FIBERGLASS REINFORCED POLYMER GENERAL CONTRACTOR GALVANIZED GYPSUM INTERIOR JOINT | -CS- A0.00 A0.01 A0.02 A0.03 A1.01 A1.02 A1.03 A1.04 A2.01 A2.01 A2.02 A2.03 A2.04 A2.05 | COVER SHEET LANDSCAPE PLAN GROSS AREA PLANS NET AREAS AND FAR AREA OF WORK EXISTING FLOOR PLANS EXISTING FLOOR PLANS EXISTING ELEVATIONS EXISTING ELEVATIONS NEW FLOOR PLANS NEW FLOOR PLANS NEW FLOOR PLANS NEW ELEVATIONS NEW ELEVATIONS BUILDING SECTION |
|---|--|--|---|

DRAWING LIST

RESIDENTIAL 3 - FAMILY RENOVATION 51 CENTRAL ST SOMERVILLE, MA 02143

STEFANOWRCHITECTS

423 WEST BROADWAY, SUITE 404 BOSTON, MA 02127

617.765.0543 **INFO@STEFANOVARCH.COM**



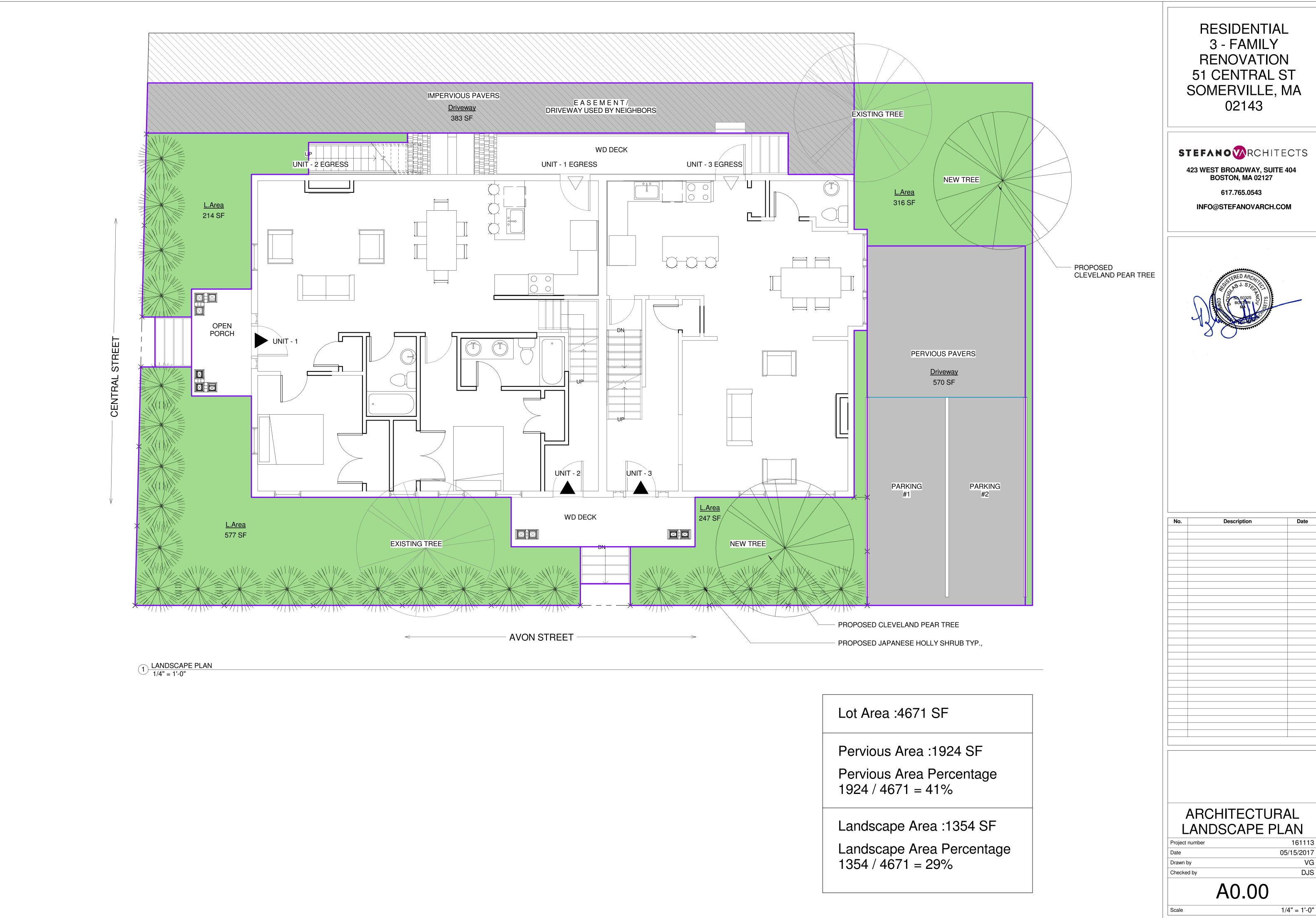
Description

COVER SHEET

161113 Project number 05/15/2017 VG/AMB Drawn by Checked by

-CS-

Scale

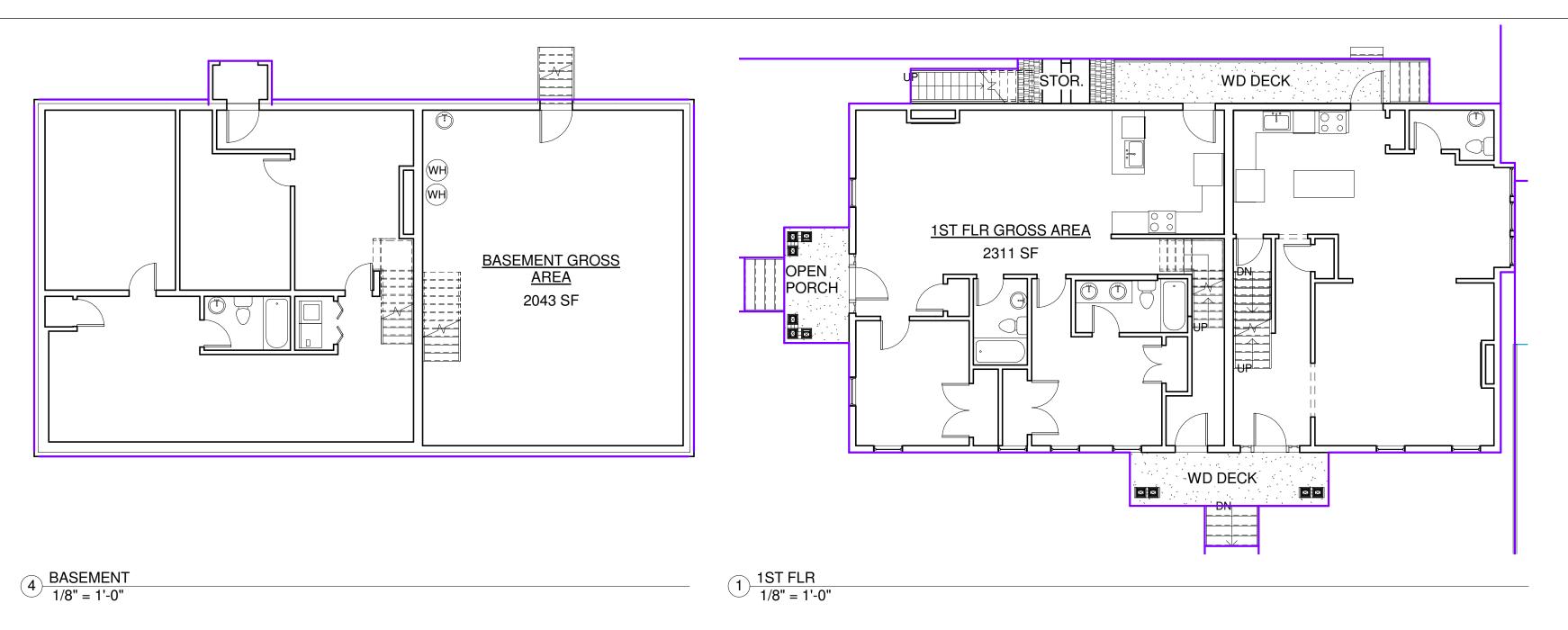


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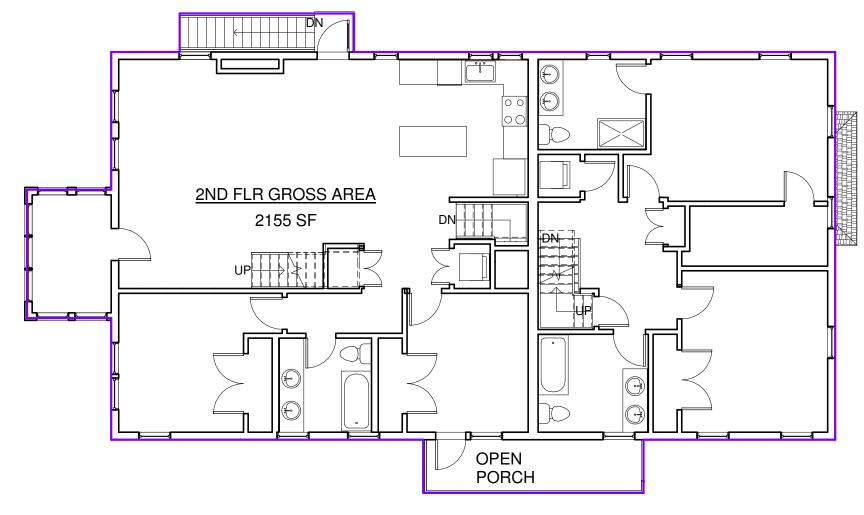


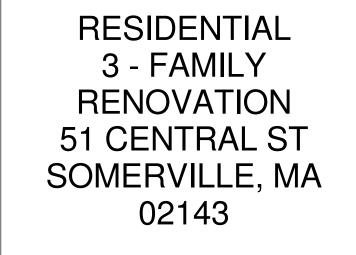
ARCHITECTURAL

LANDSCAPE PLAN 05/15/2017



2 A2.04





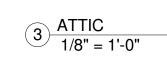
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Description

ATTIC GROSS FLR AREA 1600 SF لي



2 2ND FLR 1/8" = 1'-0"

| | Area Schedule (Gross Build | ing) |
|-------|----------------------------|------|
| Level | Name | Area |

| BASEMENT | BASEMENT GROSS AREA | 2043 SF |
|----------|----------------------|---------|
| 1ST FLR | 1ST FLR GROSS AREA | 2311 SF |
| 2ND FLR | 2ND FLR GROSS AREA | 2155 SF |
| ATTIC | ATTIC GROSS FLR AREA | 1600 SF |
| | | 8109 SF |

GROSS AREA PLANS

| | | 6 |
|----------------|------------|--------|
| Project number | 161113 | 1:56 |
| Date | 05/15/2017 | 4:24 |
| Drawn by | AMB/DJS | 5/2017 |
| Checked by | DJS | /15/ |

A0.01

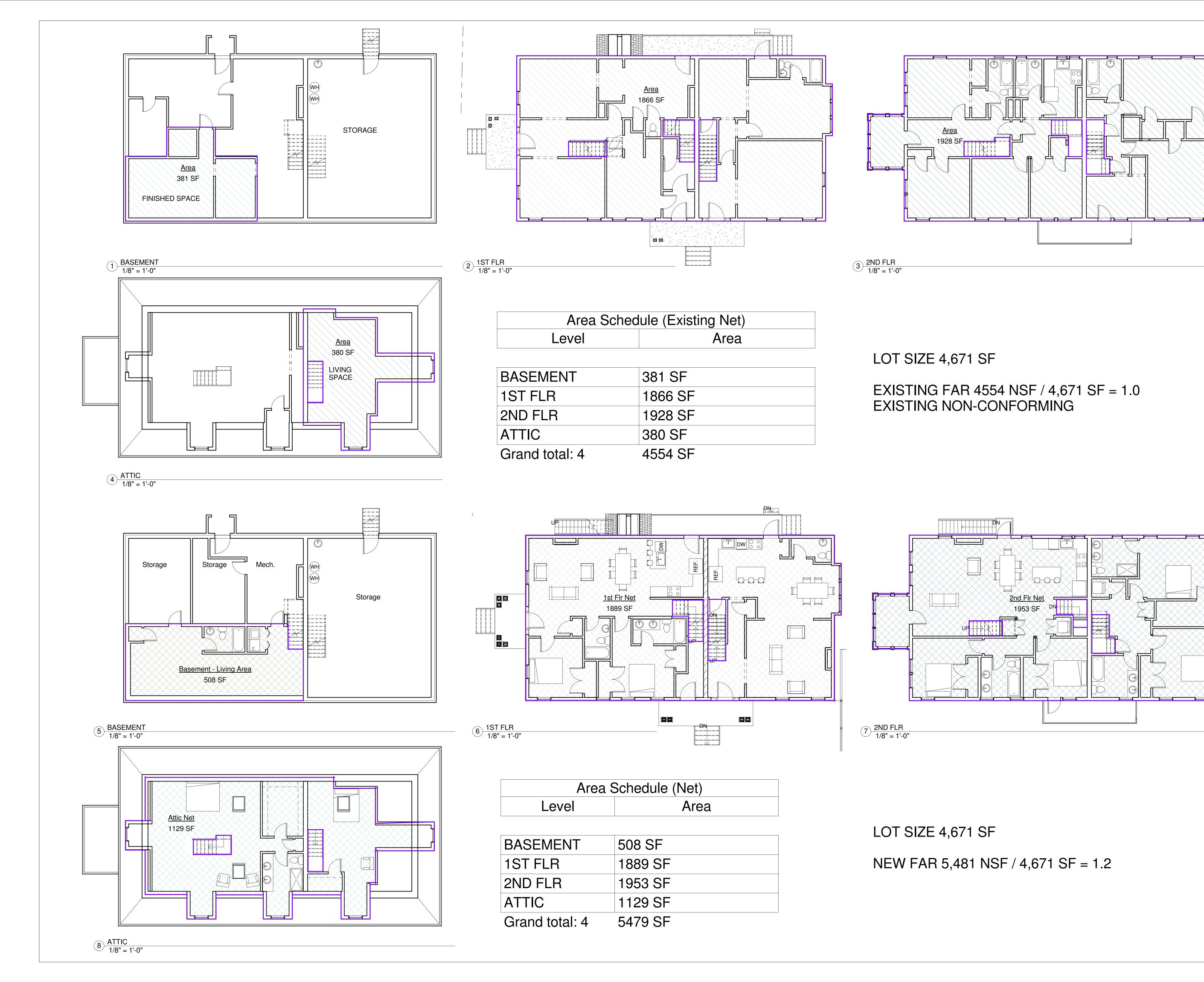
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<u>Area</u> 2329 SF

GROUND COVERAGE

5 1ST FLR 1/8" = 1'-0"

baa



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o. Description

NET AREAS AND FAR

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 161113

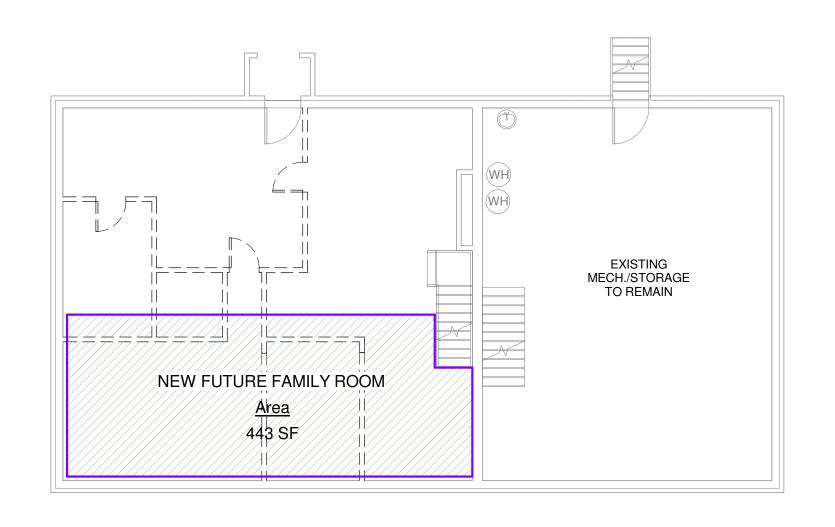
 Date
 05/15/2017

 Drawn by
 VG/AMB/DJS

 Checked by
 DJS

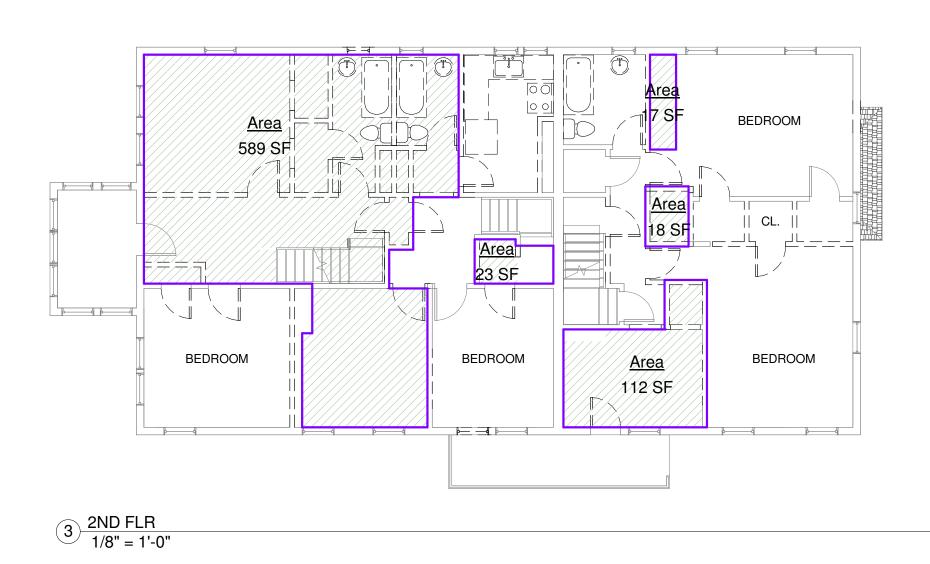
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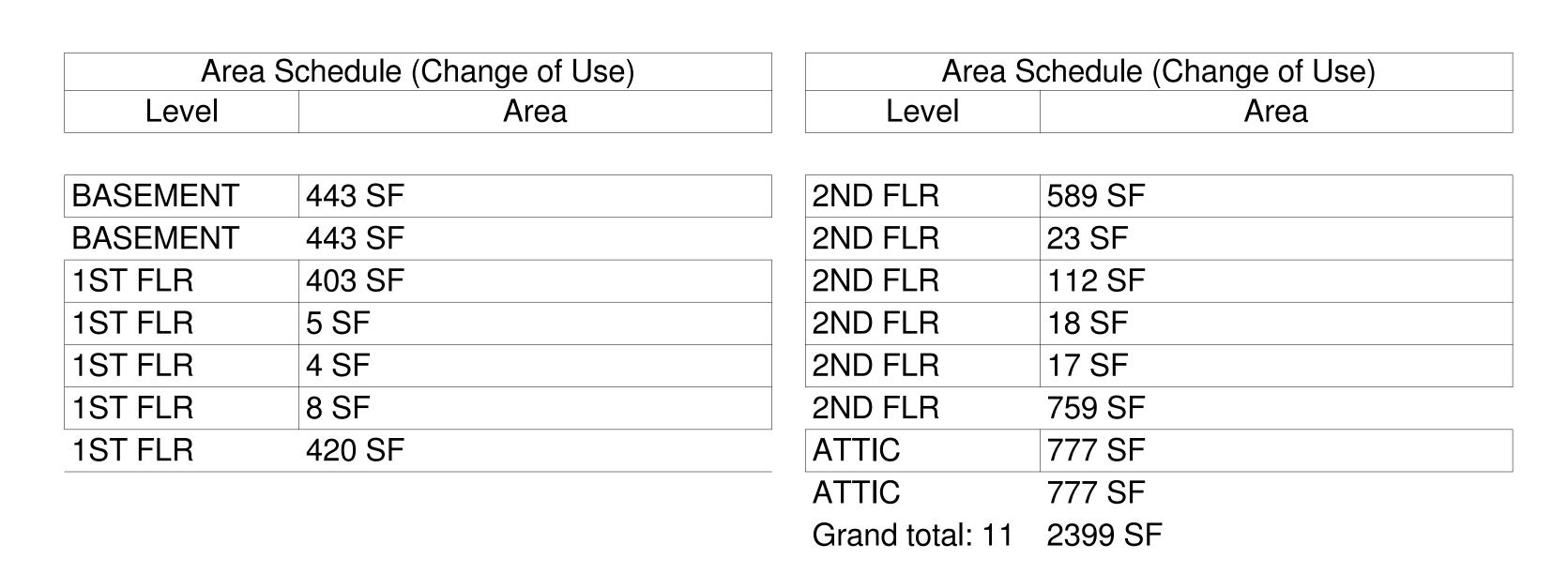


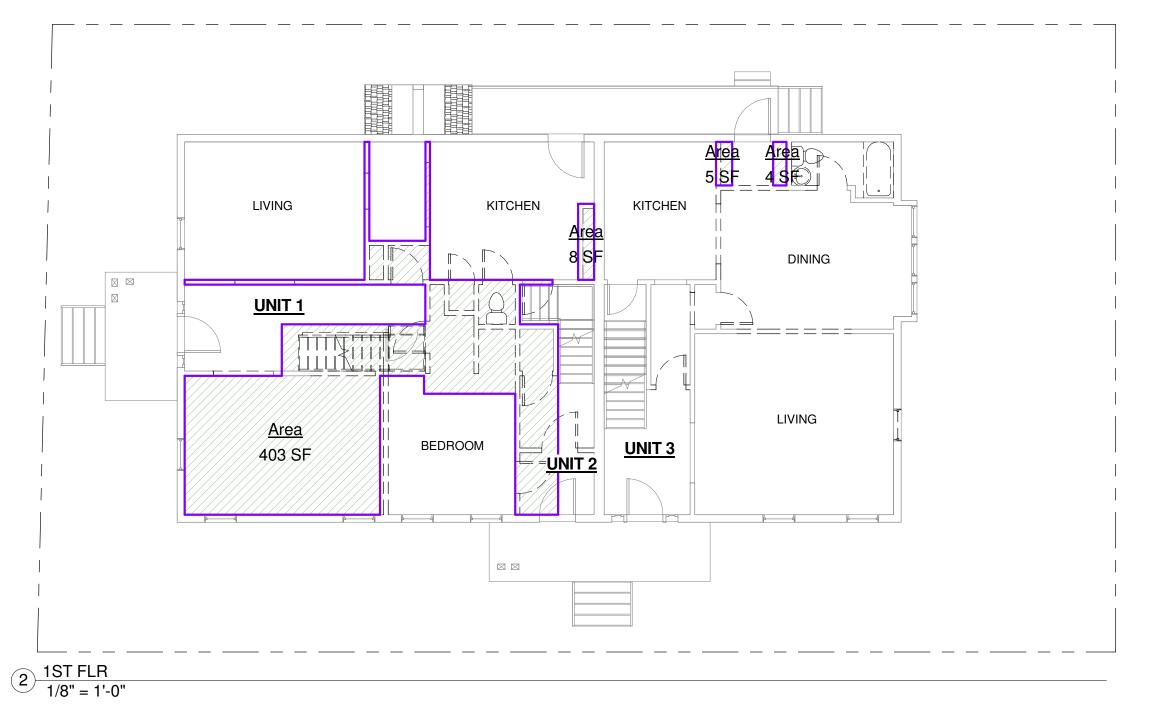
1 BASEMENT 1/8" = 1'-0"

BASEMENT AREA OF WORK = 443/2043 = **22%**

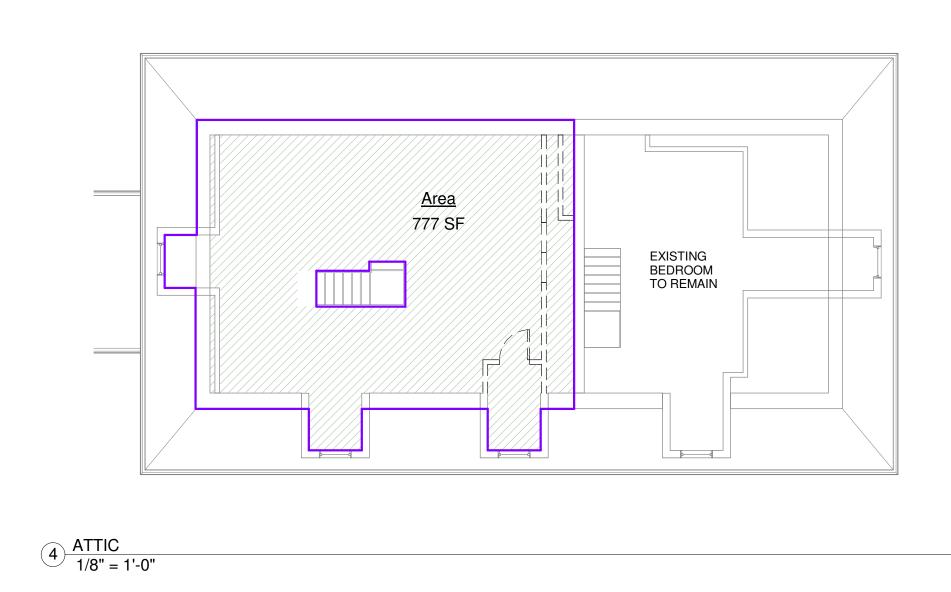


SECOND FLOOR AREA OF WORK = 759/2155 = **35**%





FIRST FLOOR AREA OF WORK = 420/2311 = **18%**



ATTIC AREA OF WORK = 777/1600 = **49**%

| | Area Schedule (Gross Building | g) |
|----------|-------------------------------|---------|
| Level | Name | Area |
| | | |
| BASEMENT | BASEMENT GROSS AREA | 2043 SF |
| 1ST FLR | 1ST FLR GROSS AREA | 2311 SF |
| 2ND FLR | 2ND FLR GROSS AREA | 2155 SF |
| ATTIC | ATTIC GROSS FLR AREA | 1600 SF |
| | <u>'</u> | 8109 SF |

TOTAL AREA OF WORK = 2399/8109 = **30**% RESIDENTIAL
3 - FAMILY
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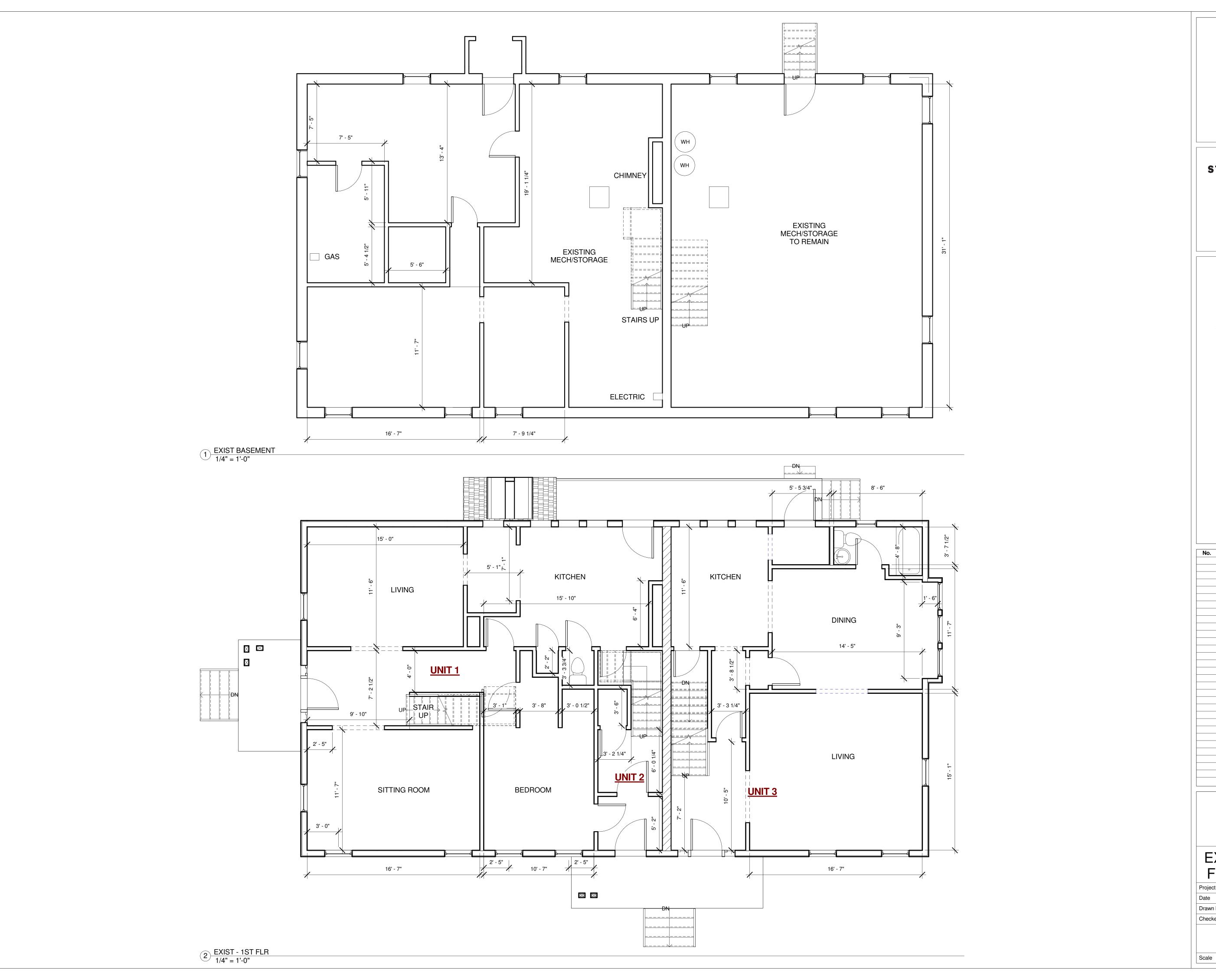


AREA OF WORK

Project number 161113
Date 05/15/2017
Drawn by VG

A0.03

161113 05/15/2017 VG DJS 1/8" = 1'-0"



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No. Description Date

EXIST. BASEMENT & FIRST FLOOR PLAN

 Project number
 161113

 Date
 05/15/2017

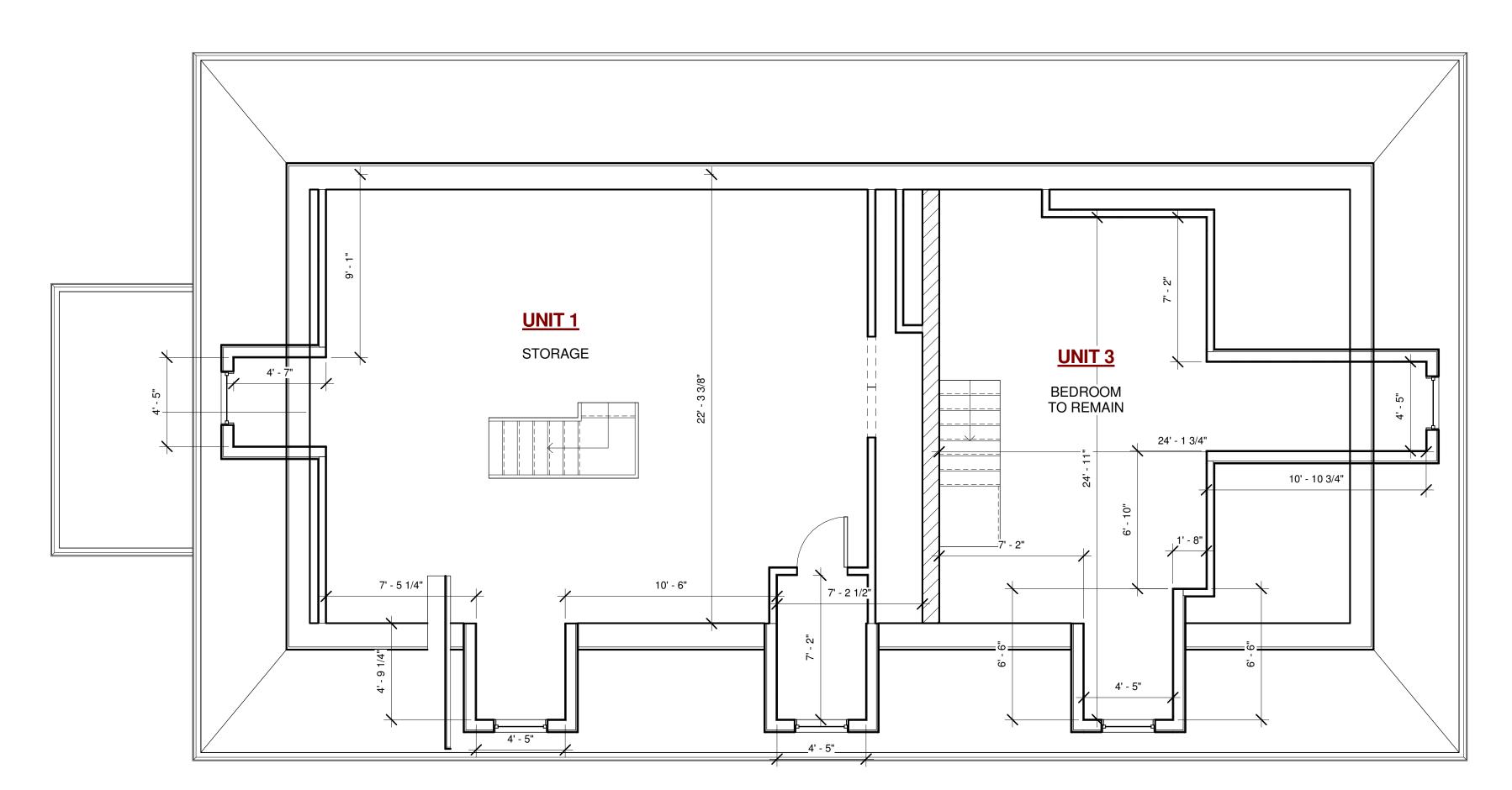
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 AMB

 Checked by
 DJS

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1) EXIST - 2ND FLR 1/4" = 1'-0"

2 EXIST - ATTIC 1/4" = 1'-0"



RESIDENTIAL
3 - FAMILY
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No. Description Date

EXISTING 2 ND AND 3 RD PLANS

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 Date
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Scale





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No. Description Date

EXISTING ELEVATIONS

 Project number
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 Date
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A1.03

Scale



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EXISTING ELEVATIONS

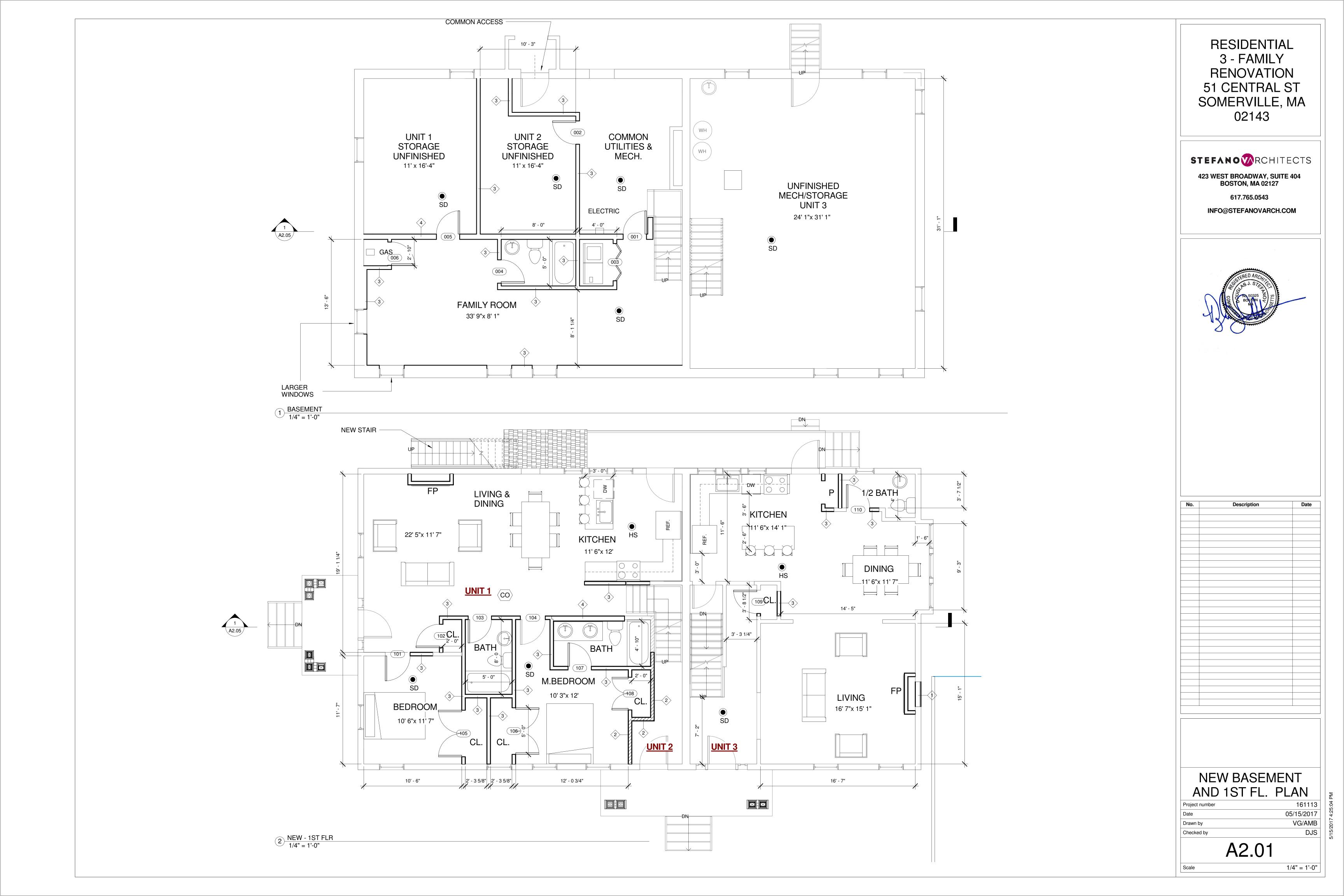
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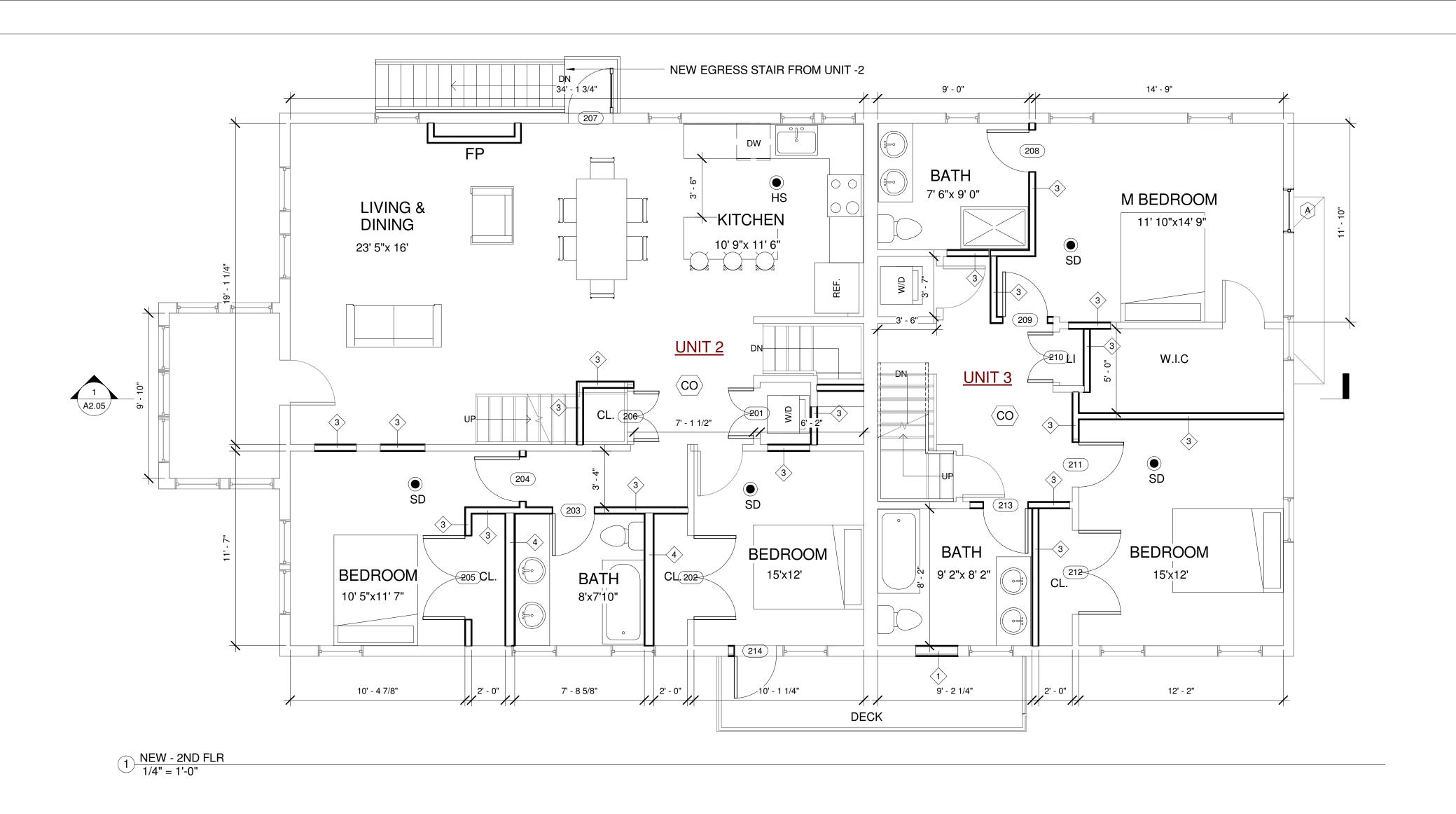
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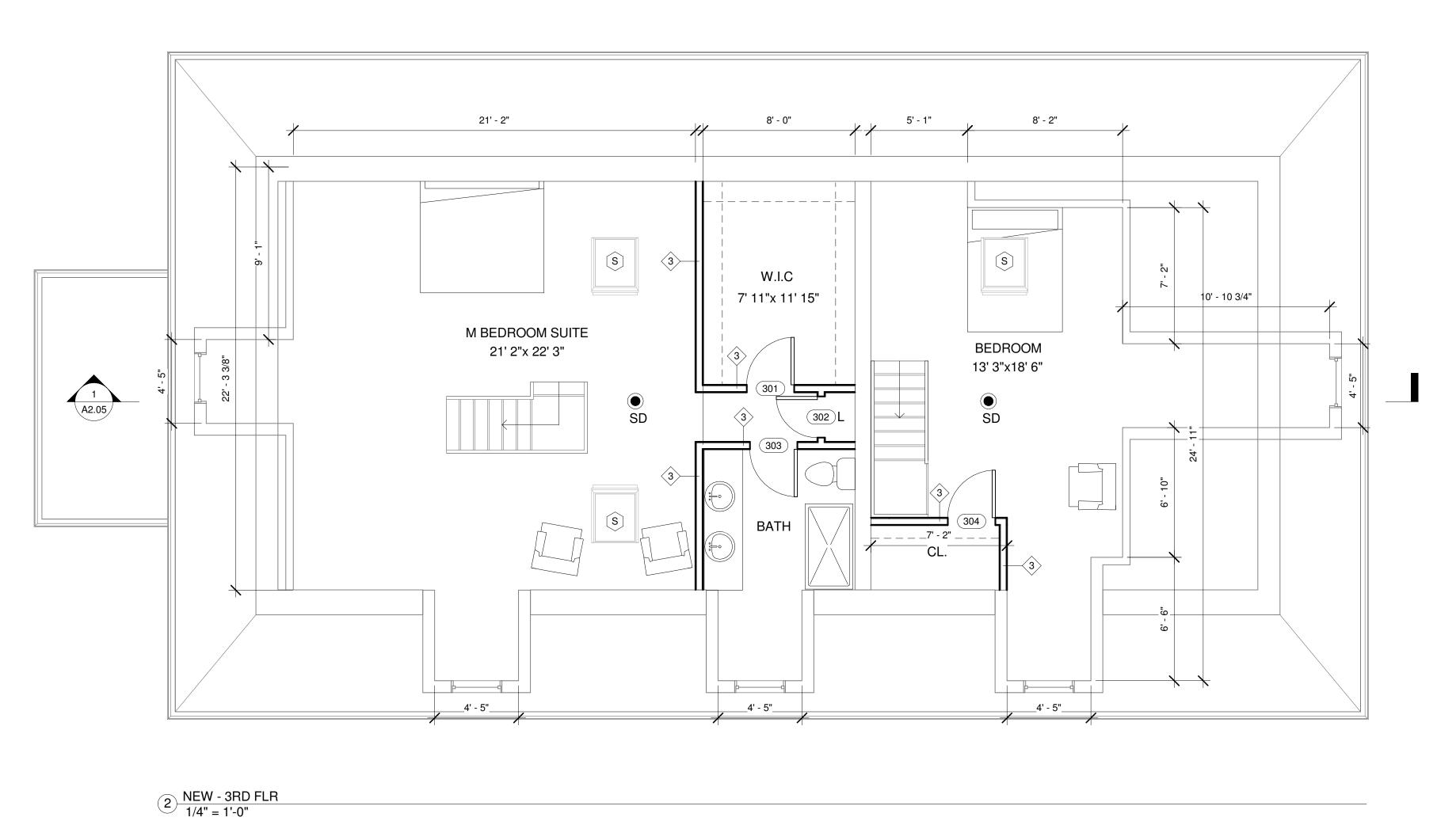
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1/4" = 1'-0"

161113







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No. Description Date

NEW 2 ND & ATTIC FL PLANS

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No. Description Date

NEW ELEVATIONS

Project number

Date

Drawn by

Checked by

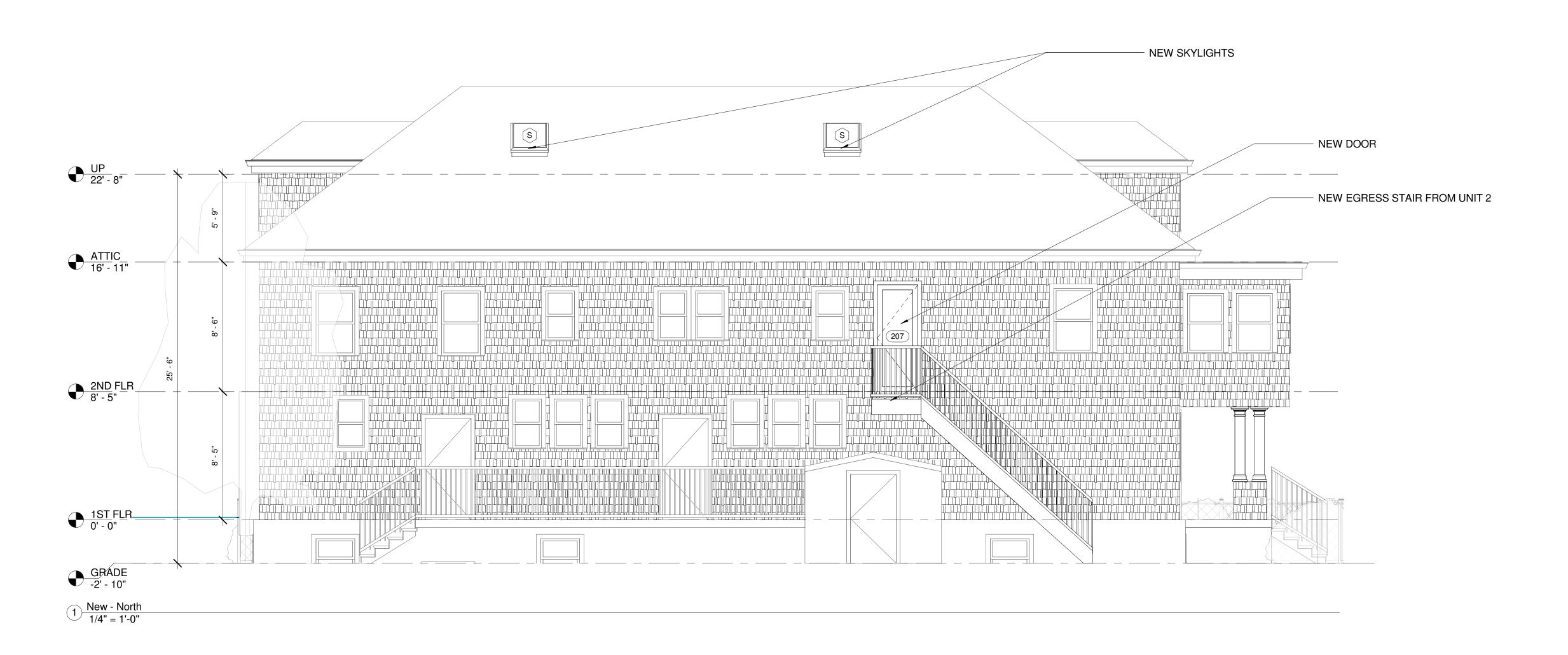
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Scale 1/4" = 1'-0"

VG DJS

161113

05/15/2017





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NEW ELEVATIONS

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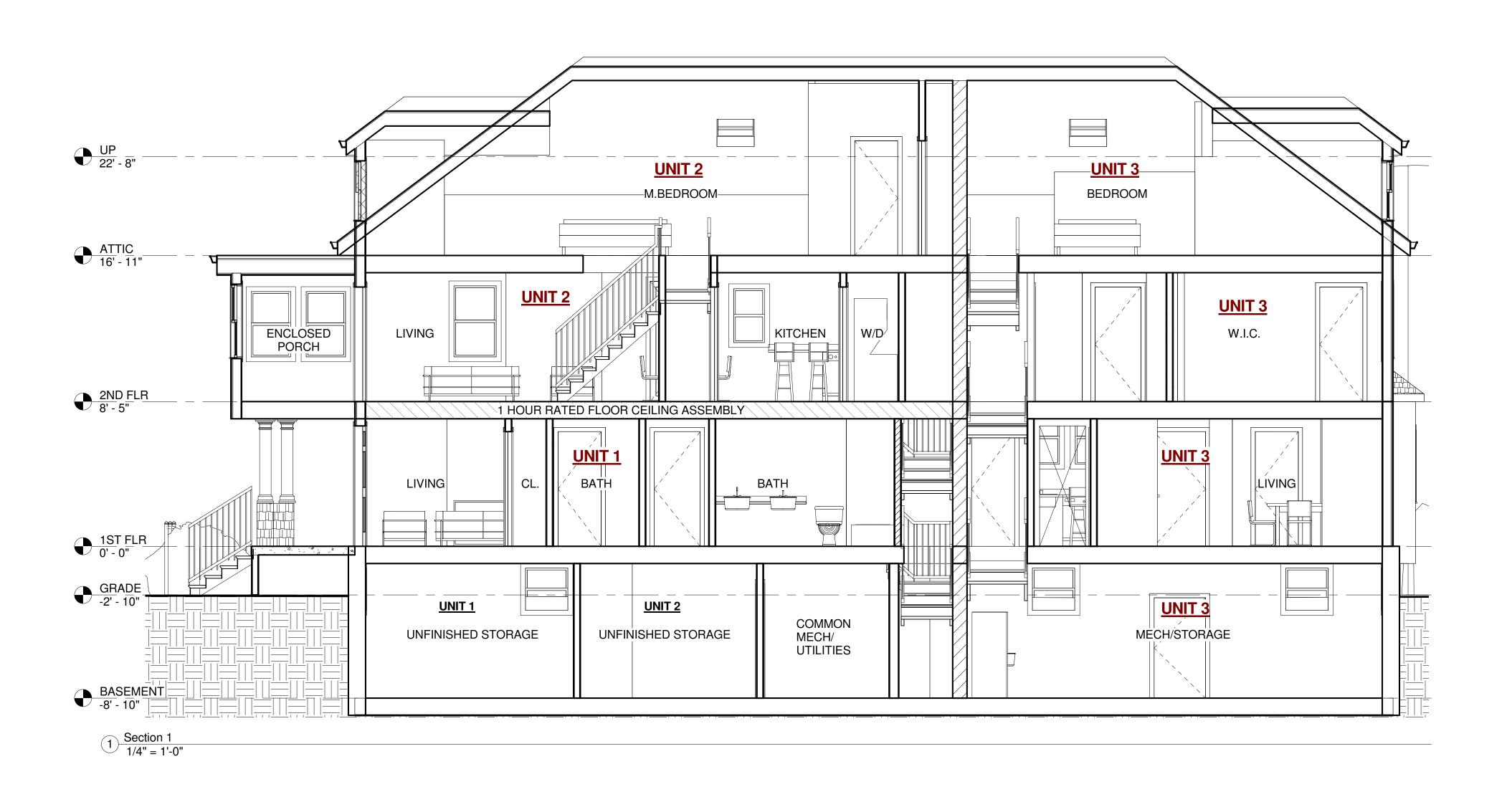
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 VG

 Checked by
 DJS

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Scale



Window Schedule

Type

32" x 52"

28" x 38"

Head

Height

6' - 10"

FINISH FLOORING

OWN RESILIENT CHANNELS.

→ FLOOR-CEILING ASSEMBLY

1 1/2" = 1'-0"

1/2" HOMOSOTE 440 SOUNDBARRIER BOARD

METAL FURRING CHANNELS 7/8" DEEP BY 2 ½" WIDE @ 16"

1 LAYERS 58" TYPE FIRE RETARDANT GWB, FASTENED WITH 1" LONG NO.6

TYPE S BUGLE HEAD STEEL SCREWS 12" O.C. AND LOCATED A MINIMUM OF 1

1/2" FROM SIDE AND END JOINTS. END JOINTS SECURED TO EACH OF THEIR

ONE HOUR FLOOR CEILING ASSEMBLY

3/4 " T&G SUBFLOOR, GLUE EDGES AND TO JOISTS BELOW

NAILED TO JOISTS WITH 6d RING SHANK SPACED 12" O.C.

1 HR. RATED ASSEMBLY

- INSULATION R-38 UNDER ROOF SOUND CONTROL INSULATION

UL DESIGN: L528

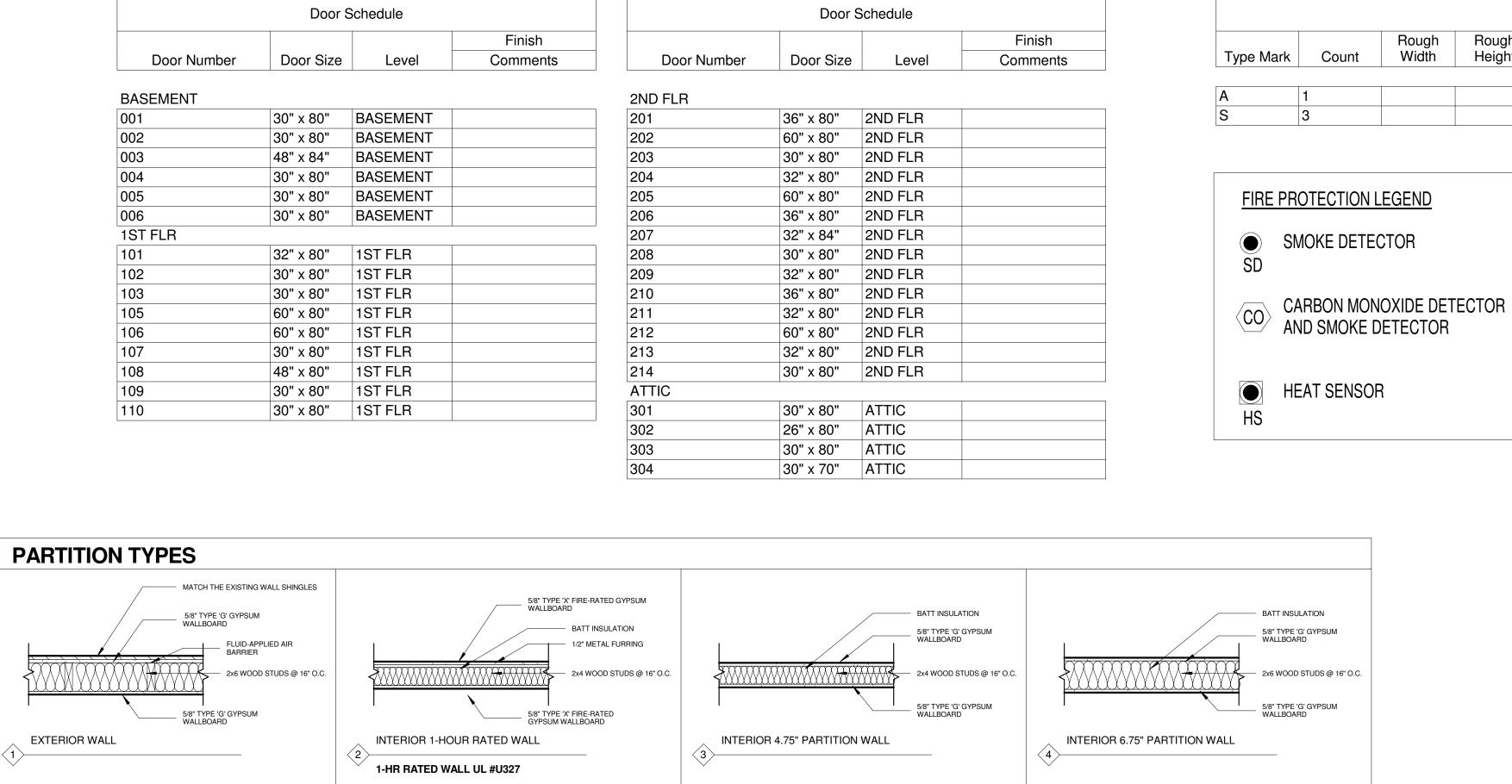
BETWEEN FLOORS

Comments

Manufacturer

Rough

Height



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BUILDING SECTION

Project number 161113 05/15/2017 VG Drawn by DJS Checked by

A2.05

Scale

As indicated